



Colliers

For Lease | Westside IOS Yard

6829 Old Kings Rd | Jacksonville, FL 32219

7.5± Acres Available

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PROPERTY Overview



7.5± AC



IL ZONING

Description

Colliers & the Bumgarner Industrial Team are pleased to offer up to 7.5 acres of industrial outdoor storage (IOS) ideally situated between I-295 and US-23 in Jacksonville, Florida.

This light industrial zoned yard offers flexibility with the ability to be subdivided, catering to a wide range of user requirements.

Address:	6829 Old Kings Road Jacksonville, FL 32219
Parcel ID:	003474-0400
Submarket:	Westside
Zoning:	Light Industrial (IL)
Parcel Size:	7.5± AC
Improvements:	Well and septic available for mobile office or trailer
Utilities:	Water, electric (JEA)



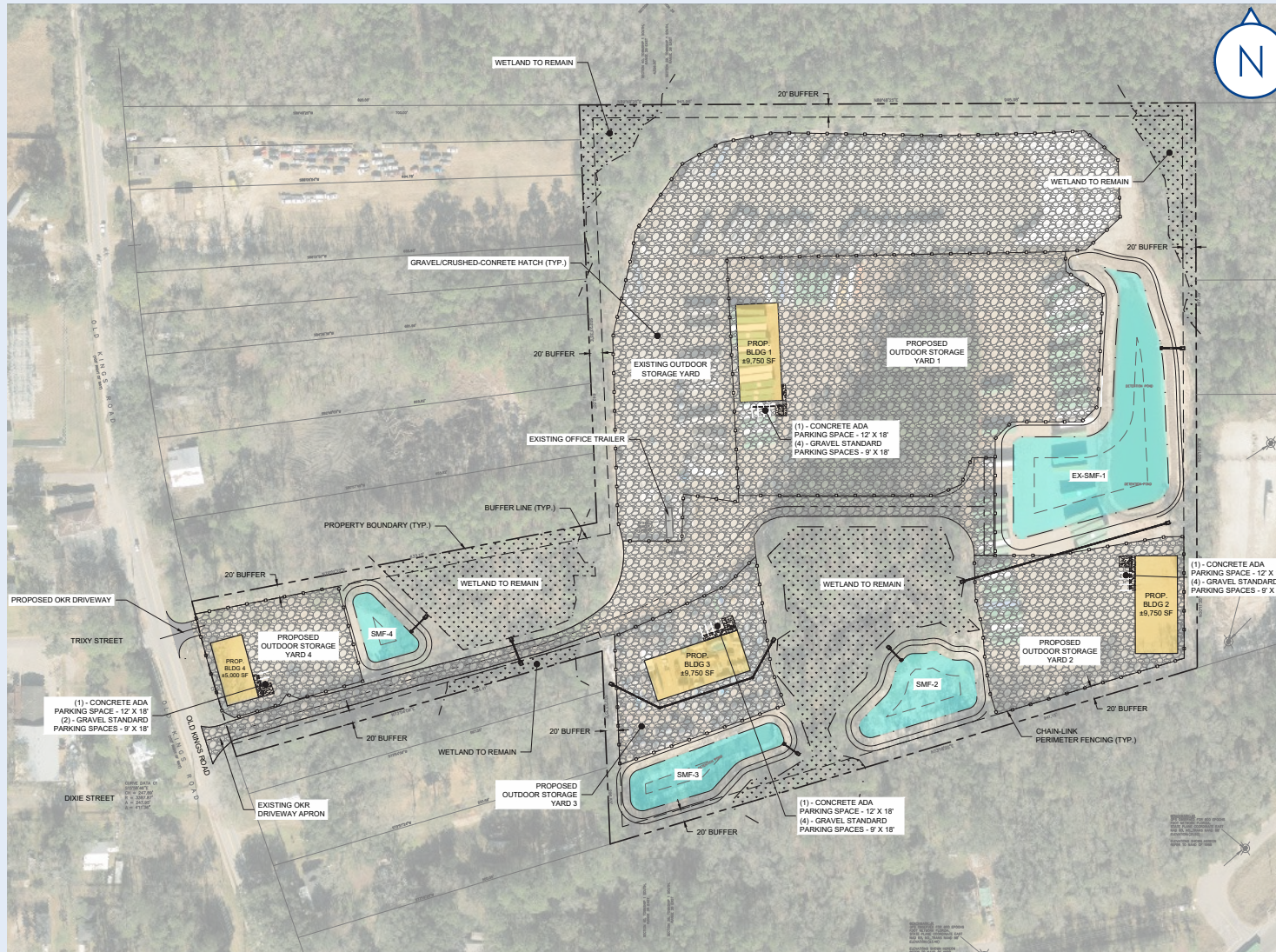
Property Highlights

- 7.5± AC available
- Fully fenced
- Perimeter pole lighting
- Stabilized with crushed concrete
- Utilities: well & septic
- Concrete landing gear pads
- Security cameras
- Pad ready for office trailer

PROPERTY Conceptual Site Plan



Click to view Site Plan



Conceptual Site Plan Includes

- Three | 9,750± SF buildings
- One | 5,000± SF building
- Each fully fenced
- Designated outdoor storage & vehicle parking

PROPERTY Location



Click to view location



About Jacksonville

The Jacksonville MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St. Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population, and is still growing.

With 1.9 million residents, the region offers endless opportunities and a superior quality of life. The Jacksonville area continues to experience positive growth as more people discover its perfect balance between business opportunities and lifestyle.

Logistics

The metro area's multimodal transportation infrastructure and central location in a rapidly growing state will drive long-term growth.

JAXPORT will remain a major asset to the metro area thanks to investments, including the recently completed harbor deepening and upcoming power line raising, which will accommodate post-Panamax vessels.

The metro area's six freight rail lines, international airport, rapidly expanding port and proximity to the intersection of two cross-country interstate highways will secure Jacksonville's future as a major distribution hub.



Sources: JAXPORT and JAXUSA

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Marine Terminals

15%

Lower Construction Costs than the U.S. Average

\$4.27

Cost Per Square Foot

#1

Industrial Park in the Southeast

Florida's Largest **Container Port** by Volume

Distances To:

I-295 | 1 miles

US 23 | 1.5 miles

CSX Terminal Moncrief Yard | 4.7 miles

I-95 | 6.2 miles

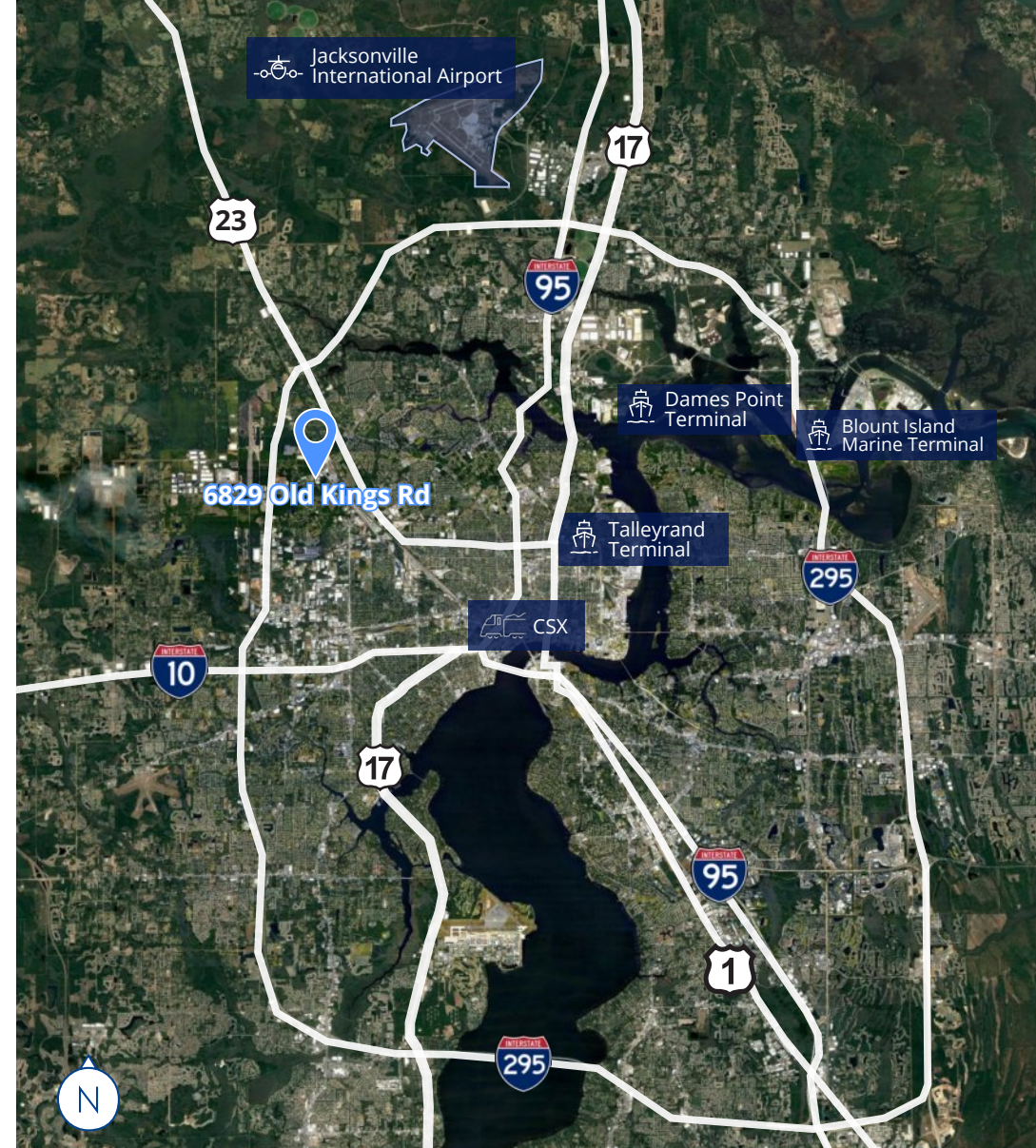
JAXPORT Talleyrand Terminal | 9 miles

US 1 | 11.8 miles

Jacksonville International Airport | 12.9 miles

JAXPORT Dames Point Terminal | 14.1 miles

JAXPORT Blount Island Terminal | 15 miles



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